

LAND FOR SALE

4.8 Acres Commercial Zoning

Allen Rd.
Zephyrhills, FL 33541

Cody Brightwell
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Allen Road

Zephyrhills, FL 33541



PROPERTY DESCRIPTION

Discover an exceptional commercial development opportunity on 4.8± acres along Allen Road in Zephyrhills, strategically located off SR-54 (Pure Water Way). This commercially zoned parcel sits in a high-visibility growth corridor supported by 18,600 vehicles per day on Pure Water Way, delivering strong exposure for future retail, medical, service, or mixed-use concepts.

The site is surrounded by established national retailers including Ace Hardware, CVS Pharmacy, Walgreens, and Dunkin', creating a proven commercial ecosystem and built-in consumer traffic.

An additional 10±acre parcel catty-corner is also available, offering expanded frontage or flexibility for signage, access, or site layout optimization.

PROPERTY HIGHLIGHTS

- 4.8± Acres of Commercially Zoned Land
- Located on Allen Rd. in Zephyrhills, just off SR-54 (Pure Water Way)
- Strong nearby consumer traffic and proven retail synergy
- Ideal for retail, medical, service, or mixed-use development
- Utilities include:

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OFFERING SUMMARY

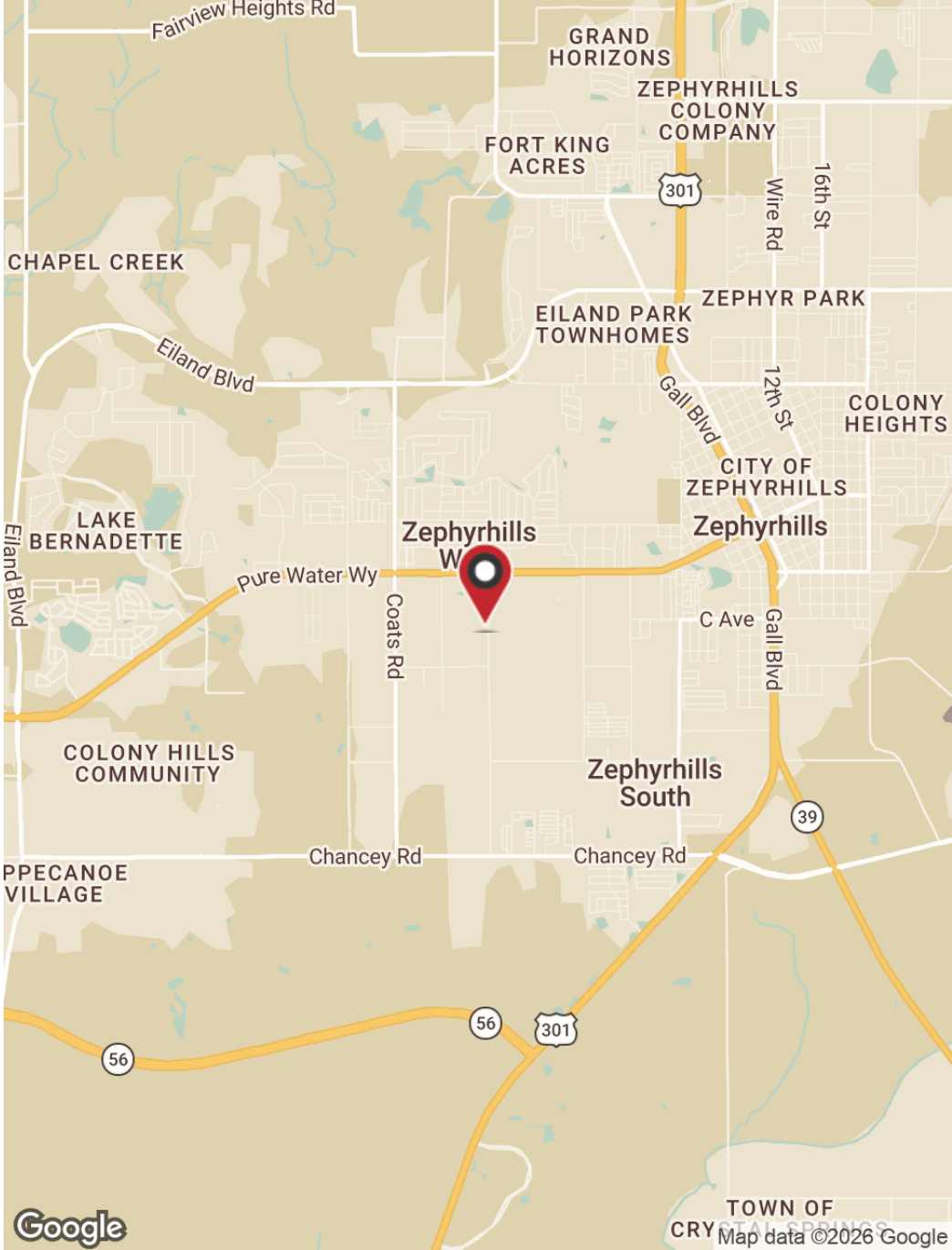
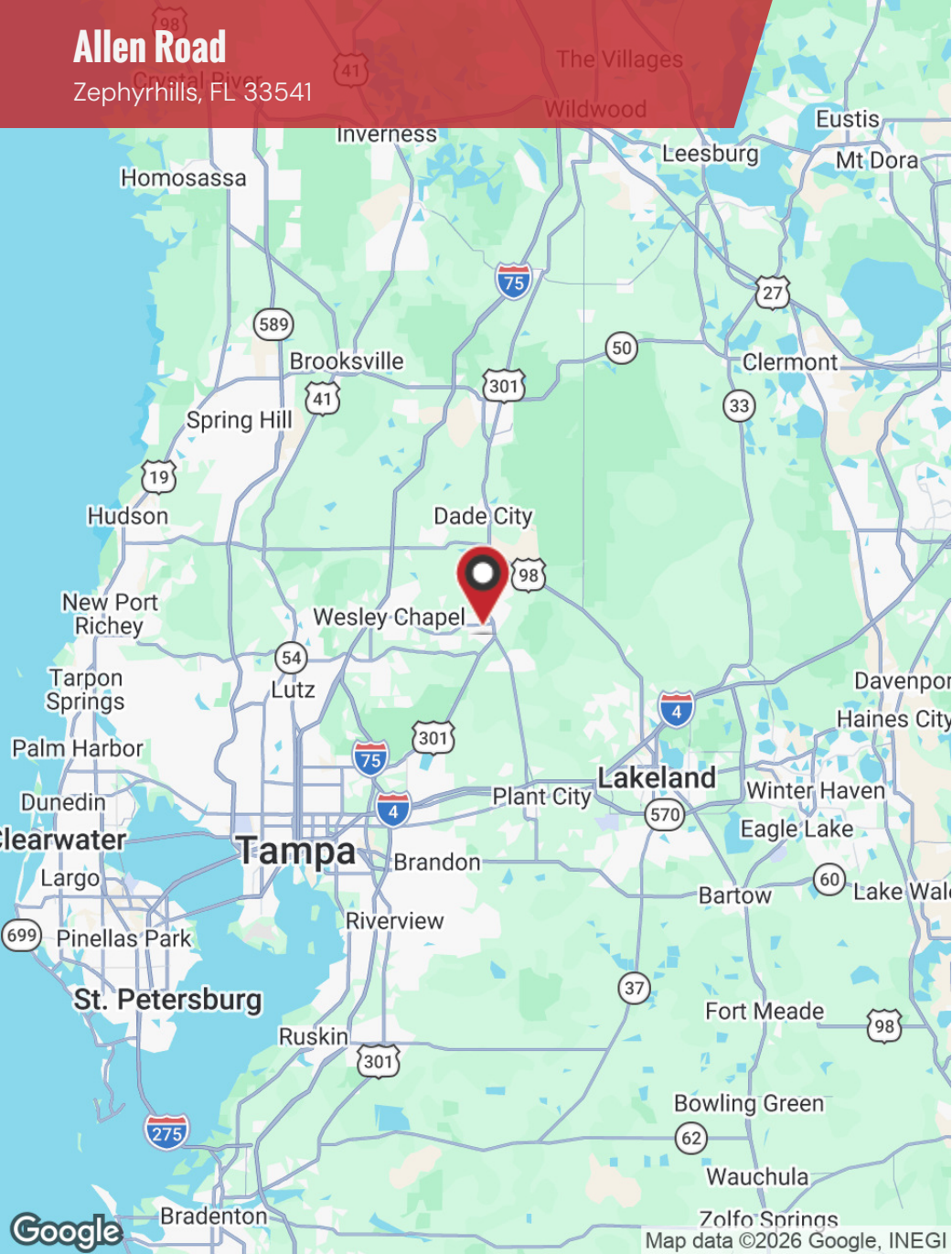
Sale Price:	\$300,000 / Acre
Lot Size:	4.8 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,752	30,578	62,656
Total Population	7,337	69,638	163,367
Average HH Income	\$57,813	\$72,980	\$106,278



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Retailers

Zephyrhills, FL 33541



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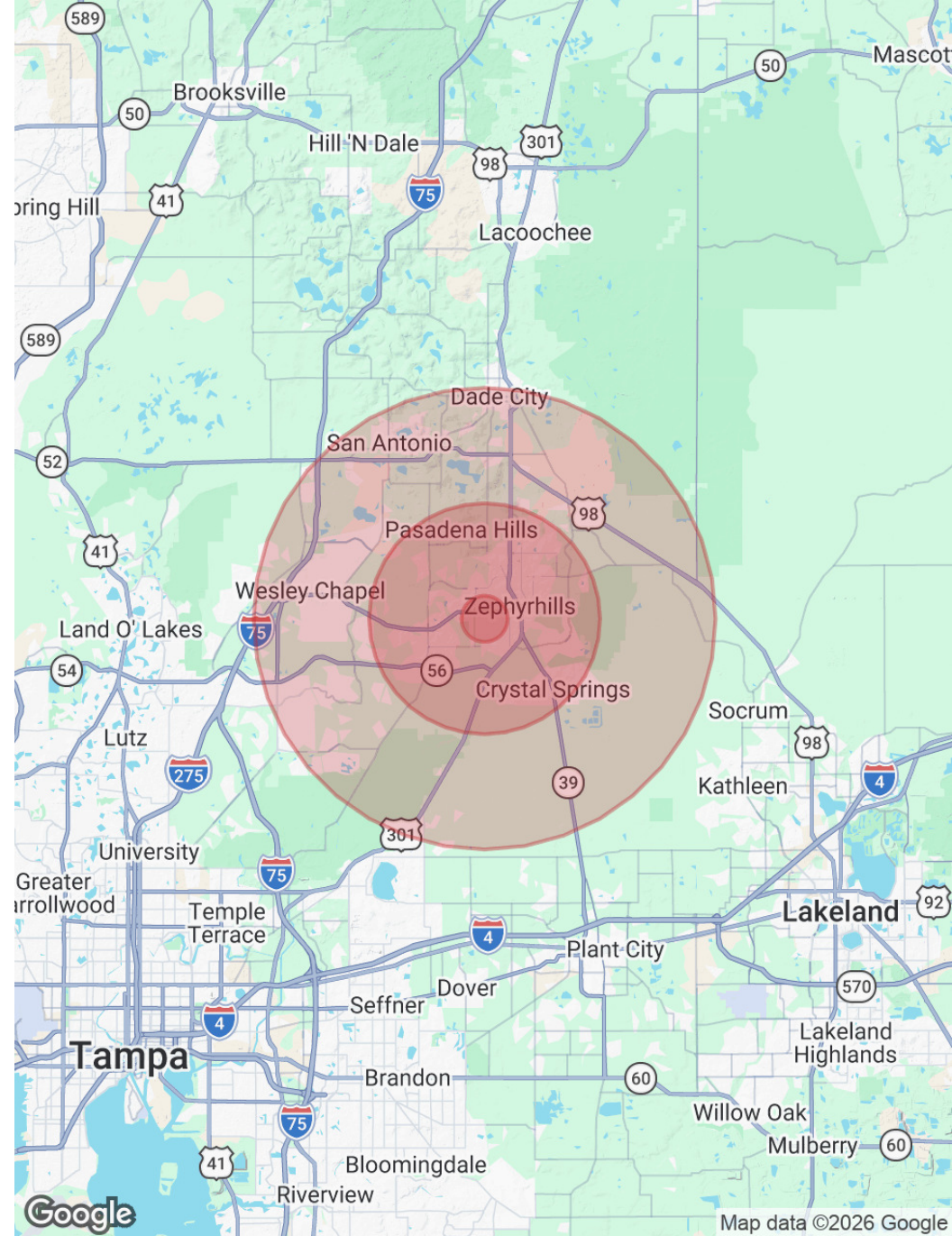


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,337	69,638	163,367
Average Age	57	49	44
Average Age (Male)	57	48	43
Average Age (Female)	58	50	44
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,752	30,578	62,656
# of Persons per HH	2	2.3	2.6
Average HH Income	\$57,813	\$72,980	\$106,278
Average House Value	\$157,362	\$229,384	\$333,013

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

MEMBERSHIPS

NYE Commercial Advisors
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